

NO Electric
NO water

X DIVERSIFIED RESTORATIONS, INC
3200 Mary Street Coconut Grove 33133
1800 554-0312 Jim Robertson

BAOBAB FARMS DAMAGE ASSESSMENT FORM

CBC 026238 GC
CCC020248 ROOPER

Building Name "HICKMAN HSE"
Address 15401 SW 260 ST (HICKMAN DRIVE) Eric Miller (resident)
City (or Vicinity) and County Miami FL 33032 (Redlands) 245-2021
Owner STEVE KATZ

Date of Construction _____ Folio No. _____

Primary Use

☒ Residential (1-2 units) ☐ Residential 3+ units ☐ Office Building ☐ School
☐ Commercial ☐ Mixed ☐ Church ☐ Lodge
☐ Industrial/Warehouse ☐ Hotel/Motel ☐ Bank ☐ Other _____

Description

☒ Freestanding ☐ Row No. of Stories 1
☐ Basement ☐ Attic No. Chimney(s) 1
☐ Electrical System Primary connection out -
HEAD DOWN

Construction Type

☐ Masonry Bearing Wall ☐ Veneer/Steel Frame ☒ Wood Frame ☐ Concrete
☐ Veneer/Concrete Frame ☐ Concrete Unit ☐ Other _____

Surface Covering

☐ Stucco ☒ Wood Siding (lap/other) ☐ Stone
☐ Other _____ ☒ Roof CEDAR SHINGLE

Foundation

☐ Concrete Slab ☒ Piers Block ☐ Limestone Rubble ☐ Other _____ ☐ Unknown

Geological Natural of Site

☒ Bedrock ☒ Soil/Sand ☐ Fill ☐ Other _____ ☐ Unknown

Historical Designation

☐ National Register ☐ Local ☐ Local District ☐ State
☐ Dade County Historic Survey (Rating) _____ ☐ None ☐ Unknown
IN PROCESS (METRO/DADE - T. KNOX)

Failing Hazards

	Hazards	No Apparent Hazard	Unknown	Comments
Chimney(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Roof Structure	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Porch Posts</u>
Equipment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Trees	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Failing Hazards (Con't)

	Hazards	No Apparent Hazard	Unknown	Comments
Parapet/Cornice	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ornamentation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Fire Hazards

☒ Electrical needs inspection ☐ Debris ? ☐ Gas
prior to connection

Damage Observations

Rating Scale
 None (0%) 0
 Slight (1-10%) 1
 Moderate (11-40%) 2-3-4
 Severe (41-60%) 5
 Total (over 60%) 6
 Not Observed: NO
 Not Applicable: NA

	%	Comments
Exterior Walls	1	<u>Flying debris</u>
Frame (General Condition)	0	
Frame Members	0	
Frame Connections	0	
Roof Framing	1	<u>check NE corner / North Gable End</u>
Roof Covering	4	<u>need strip to slats & Reshingle</u>
Foundation	0	
Chimney(s)	0	
Doors	1	<u>need replacement w/ best fabric</u>
Windows and Shutters	2	<u>no. of shutters</u>
Porch	2	<u>needs post supports!</u>
Downspouts and Gutters	N/A 0	<u>none</u>
Interior Bearing/Shear Walls	0	<u>NO APPARENT DAMAGE</u>
Partitions (Nonbearing)	1	<u>realign 1 wall partition</u>
Floor(s)	0	
Stair(s)	0	
Glass	6	
Mechanical Equipment	6	<u>window A/C</u>
Electrical Equipment	2	<u>elect. feed down</u>
Garden and Trees	5	<u>see sketch comments</u>
Fences and Garden Walls	0	
Walkways and Sidewalks	0	
Other: _____		<u>non-combustible</u> <u>hazardous at near 100% loss</u>
Total Damage	2	

overall solid & dry (patched roof w/ plastic)

Overall Structural Assessment

☐ No Damage or Easily Repairable

☒ Damage Repairable

☐ Damage Will Require Massive Repair/Reconstruction

Recommendations for Further Inspection Electrical / structural -
check esp. condition of roof framing in NE addition section -
possible lift during storm

Recommendations for Immediate Actions Trim NE corner porch, replace
posts front porch (south); maintain roof patching (plastic, etc) until repairs
can be effected; ditto window plastic

Recommendations for Future Repair Work Strip roof to slats & reshingle cedar/cypres on Tin;
Replace north gable end roof slats; Repair north porch wall; strip ceilings to
orig. T & G; Rerun electrical primary underground to pole; central
air to eliminate window units; Replace Jaxon windows as period replacements

Recommendations for Immediate Stabilization See Actions

Salvageable Materials N/A

☐ Wood siding (lap, other)

☐ Structural members (Dade County Pine)

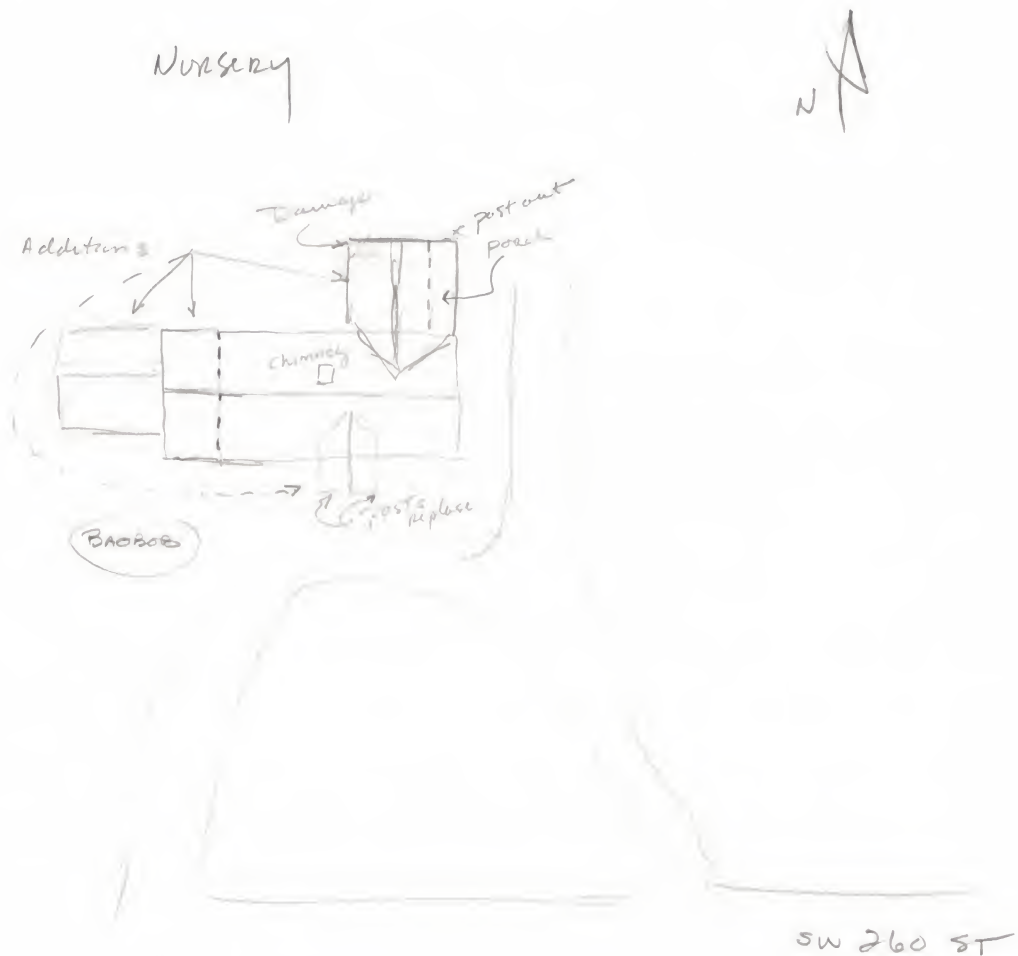
☐ Fixtures/hardware

☐ Other _____

Landscape Assessment

Site Sketch:

(Significant landscape features, large old trees, (standing/down) walls, paths, groves (type)).



Comments:

BAOBAB - damaged - standing w/ heavy cut back
KAROK - destroyed
PALMS - destroyed

Inspector(s) S. Lewis Agency/Team DHT Date 11-3-92
Photographs or Video (Roll and Numbers) METRO - DADG